167.0	0004	0019.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,136,300 / 1,136,300
					USE VALUE:	1,136,300 / 1,136,300
					ASSESSED:	1,136,300 / 1,136,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PISANO ANTHONY D--ETAL
Owner 2:	PISANO KATHLEEN J
Owner 3:	
Street 1:	60 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,529 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Clapboard Exterior and 2253 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11529.000	588,900	11,300	536,100	1,136,300
Total Card	0.265	588,900	11,300	536,100	1,136,300
Total Parcel	0.265	588,900	11,300	536,100	1,136,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.46 | /Parcel: 504.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	110837
GIS Ref	
GIS Ref	
Insp Date	10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	588,900	11300	11,529.	536,100	1,136,300	1,136,300	Year End Roll	12/18/2019
2019	101	FV	447,700	10800	11,529.	536,100	994,600	994,600	Year End Roll	1/3/2019
2018	101	FV	572,300	19400	11,529.	474,800	1,066,500	1,066,500	Year End Roll	12/20/2017
2017	101	FV	572,300	19400	11,529.	398,300	990,000	990,000	Year End Roll	1/3/2017
2016	101	FV	572,300	19400	11,529.	398,300	990,000	990,000	Year End	1/4/2016
2015	101	FV	532,500	19400	11,529.	344,600	896,500	896,500	Year End Roll	12/11/2014
2014	101	FV	532,500	19400	11,529.	333,200	885,100	885,100	Year End Roll	12/16/2013
2013	101	FV	532,500	19400	11,529.	317,100	869,000	869,000		12/13/2012

!12951!

PRINT

Date	Time
12/11/20	02:58:12

LAST REV

Date	Time
11/15/18	11:46:01
danam	

USER DEFINED

Prior Id # 1:	110837
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EMERSON WILLIAM	23270-48		6/4/1993		401,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2018	1322	Ingr. Po	10,800					demo pool

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
1/5/2009	Measured	189	PATRIOT
12/13/1999	Meas/Inspect	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11529		Sq. Ft.	Site		0	70.	0.66	8									536,110						536,100	

Total AC/HA: 0.26467 | Total SF/SM: 11529 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 536,110 | Spl Credit | Total: 536,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17856789
Const Adj.:	0.99989998
Adj $ / SQ:	153.199
Other Features:	100250
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723472
Depreciation:	134566
Depreciated Total:	588906

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	7	Baths:	1	HB	

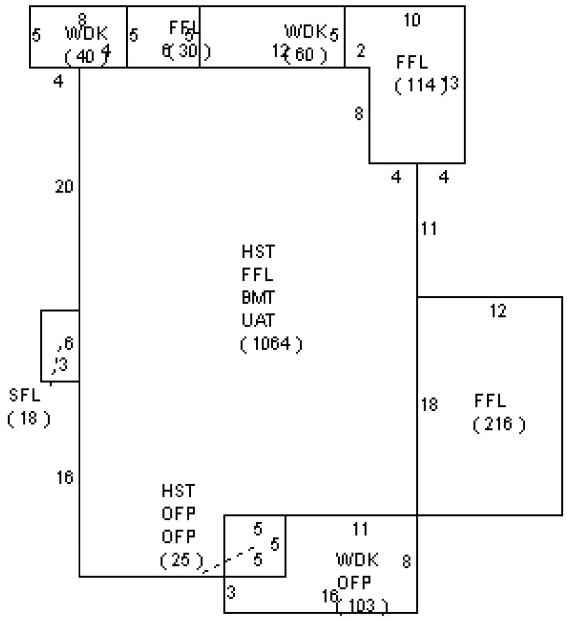
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	7	M
Totals			
1	12	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	223.67
Special Features:	0	Val/Su Net:	160.33
Final Total:	588900	Val/Su SzAd	296.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,424	153.200	218,155
BMT	Basement	1,064	45.960	48,901
HST	Half Story	545	153.200	83,417
UAT	Upper Attic	266	134.050	35,657
WDK	Deck	203	10.930	2,218
OFP	Open Porch	153	27.280	4,174
SFL	Second Floor	18	153.200	2,758

Net Sketched Area:	3,673	Total:	395,280
Size Ad	1986.5	Gross Are	5015	FinArea	2253
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	30X24	G	GD	1930	19.20	B	18.6	101			11,300			11,300

More:	N	Total Yard Items:	11,300	Total Special Featues:		Total:	11,300

IMAGE

AssessPro Patriot Properties, Inc